

CASE# 2014-COA-296 (WD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date SEPT. 3, 2014
30 E. Georgia Street (aka 134-140 S. Pennsylvania St) WHOLESALE DISTRICT		Continued from: August 12, 2014 Center Township Council District: 19 Jeff Miller
Applicant: Ratio Architects, Inc. mailing address: 101 S. Pennsylvania Street Indianapolis, IN 46204		
Owner: CSM mailing address: 500 Washington Ave, South, Suite 3000 Minneapolis, MN 55415		
PRELIMINARY REVIEW		
IHPC COA: 2014-COA-096 (WD) • Preliminary Review for construction of a 2-flag hotel with 286 rooms and underground parking.		
STAFF RECOMMENDATION: No Recommendation---The IHPC will make no decision		

What is a Preliminary Review?

The purpose of a preliminary review is to afford an applicant the opportunity to have a discussion with the Commission in a public forum. A preliminary review is not a public hearing. IHPC staff does not review the proposal and does not offer any recommendations. The applicant is responsible for providing any information he or she wishes the Commission to see.

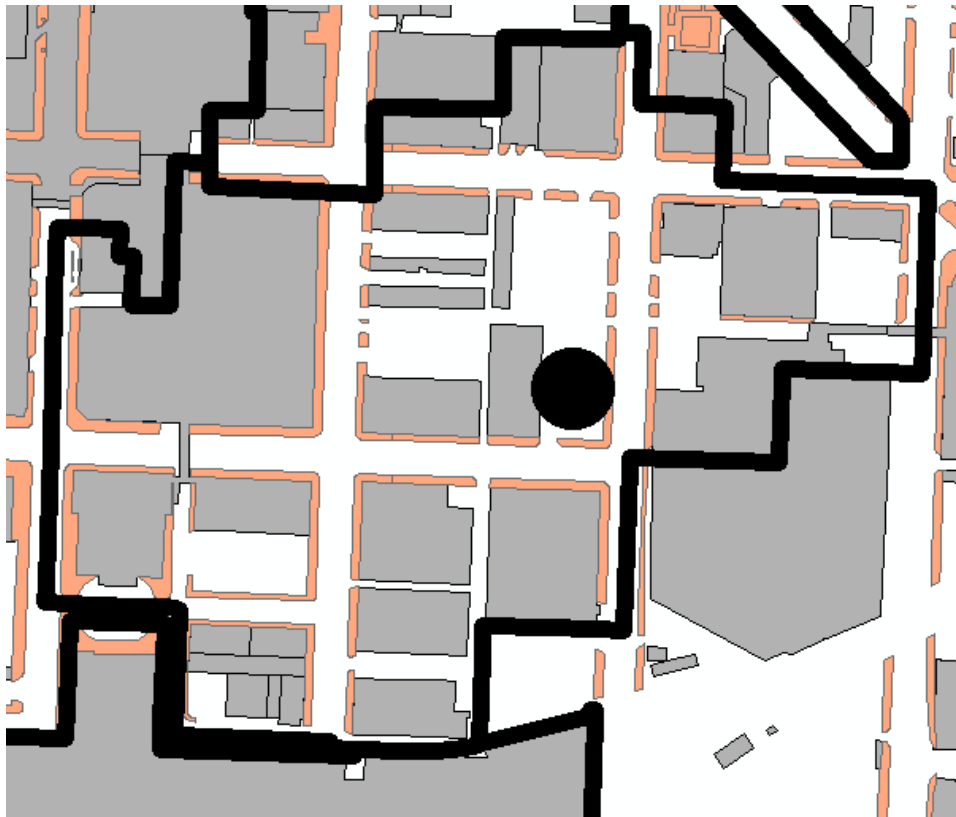
Ground Rules for Preliminary Review

1. Unless the Chair provides more time, the applicant will be given 20 minutes to discuss his or her matter with the Commission.
2. Commission members may ask questions, offer suggestions, and express concerns. However, neither the Commission nor individual Commission members are bound by any opinions expressed during a preliminary review.
3. The Chair may ask for public comments (not “support” or “opposition”), but it is not required.
4. The Commission shall take no vote, nor make any decisions with regard to the matters being discussed.
5. The Commission may continue the matter to a future meeting date for a de novo public hearing and may waive the need for additional public notice if it believes the public notice for the preliminary review was sufficient, or
6. If the matter is not continued to a future public hearing date, then at such time as the applicant asks the matter to be placed on a public hearing agenda, public notice shall be required in the same manner as a new application.

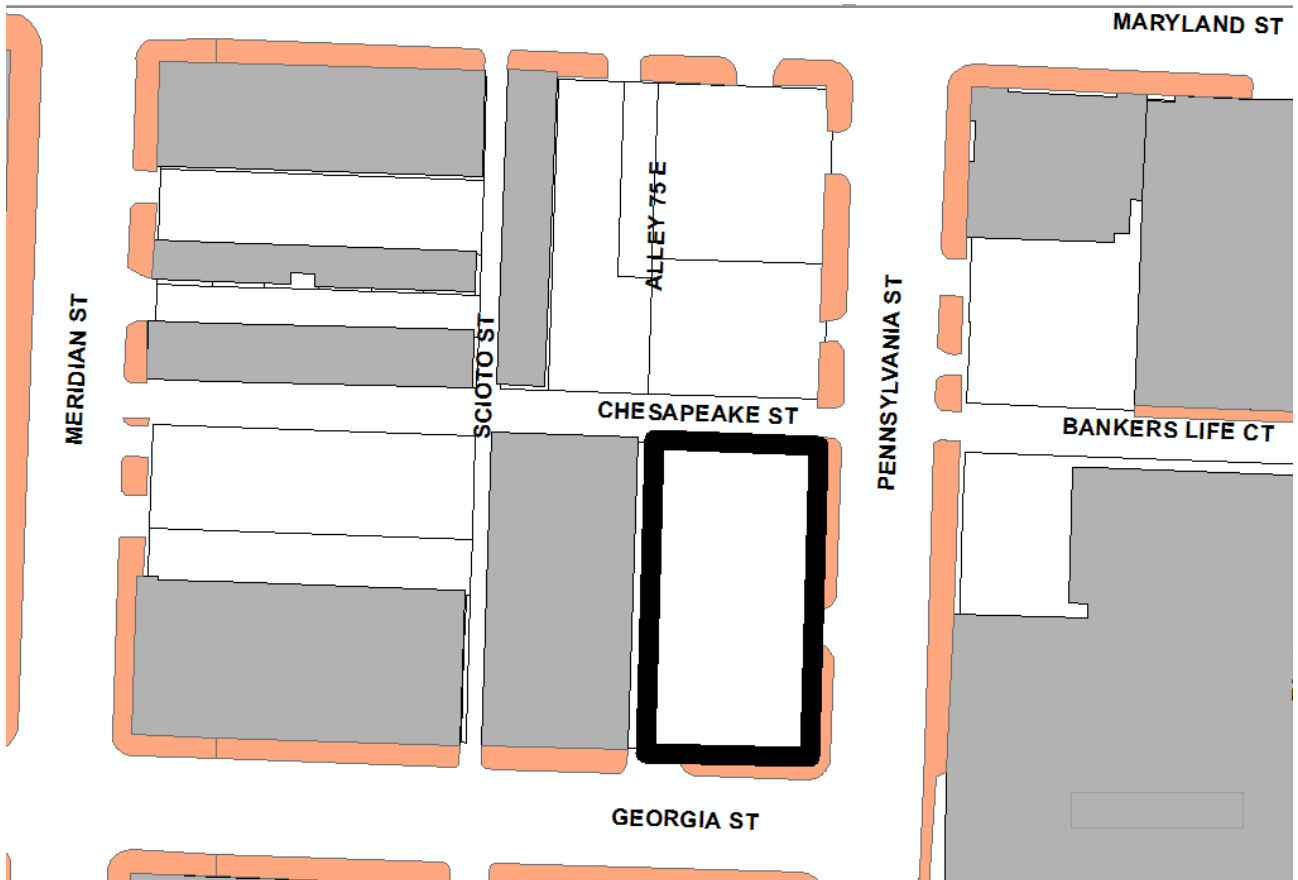
Request for Preliminary Review

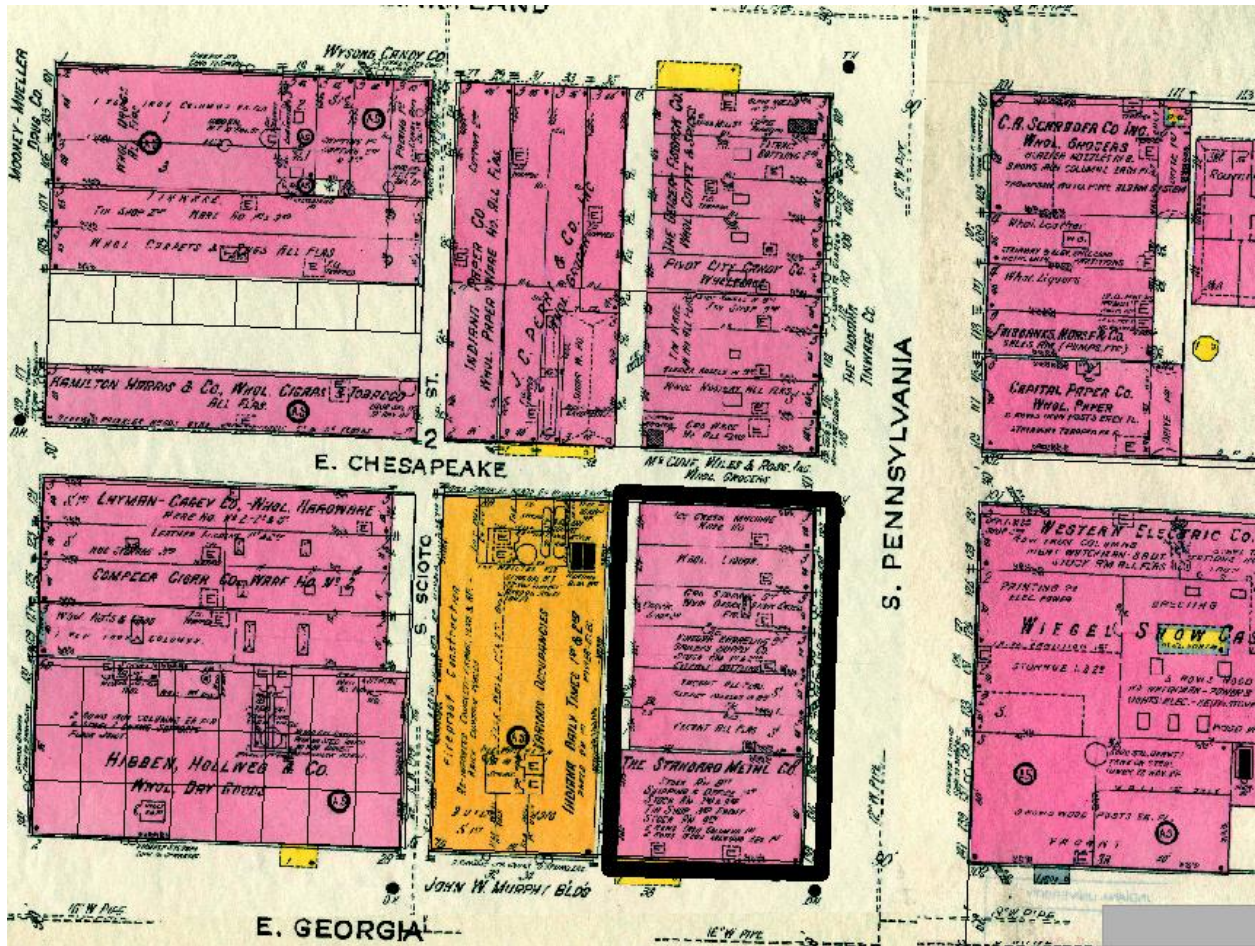
The applicant is asking for Preliminary Review for construction of a 2-flag hotel with 286 rooms and underground parking. The applicant has provided preliminary renderings of the proposed hotels on the subject site. These drawings are found in this staff report and will also be provided to the Commission in 11x17 color format in a supplemental packet.

Reviewer:	Meg Purnsley
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Location in the Wholesale District





1898 Sanborn Map



OPTION C - VIEW NORTH ON PENNSYLVANIA ST.

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View of site looking north (above) and the south (below)

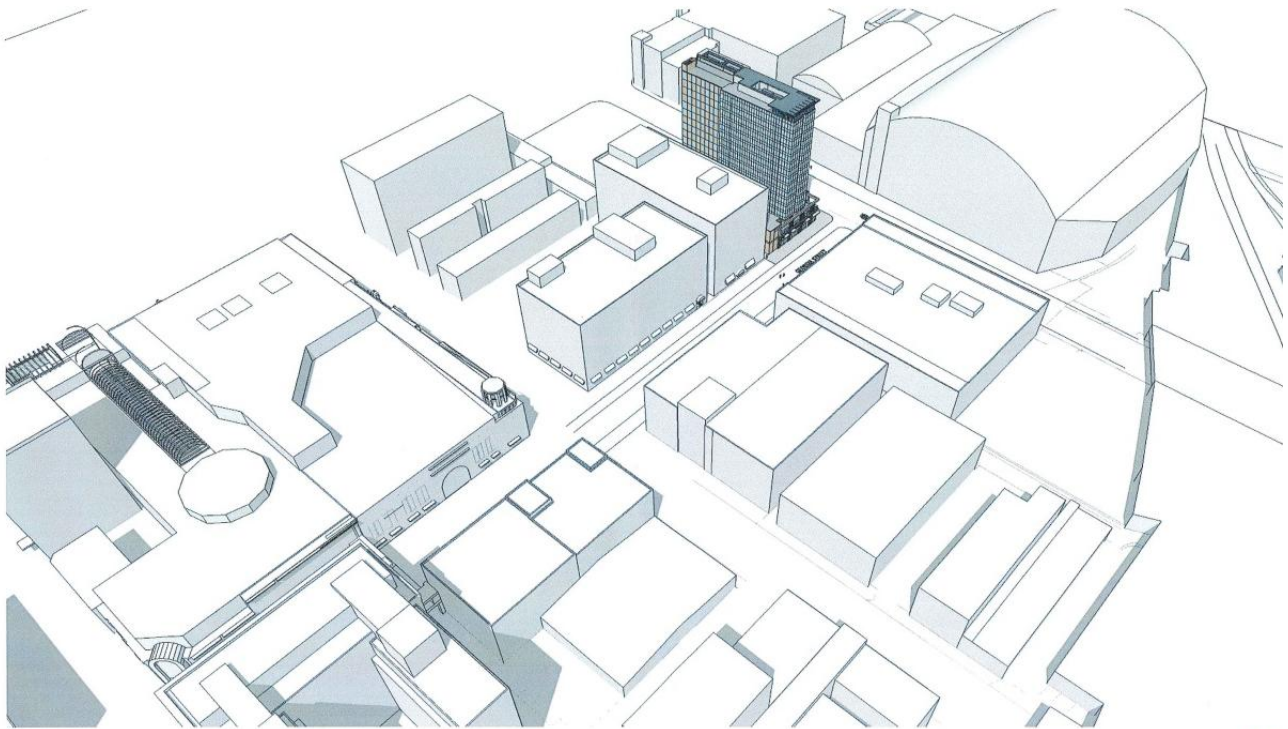




OPTION C - VIEW NORTH ON GEORGIA ST.

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RATIO



OPTION C - CONTEXT

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OPTION C - CONTEXT

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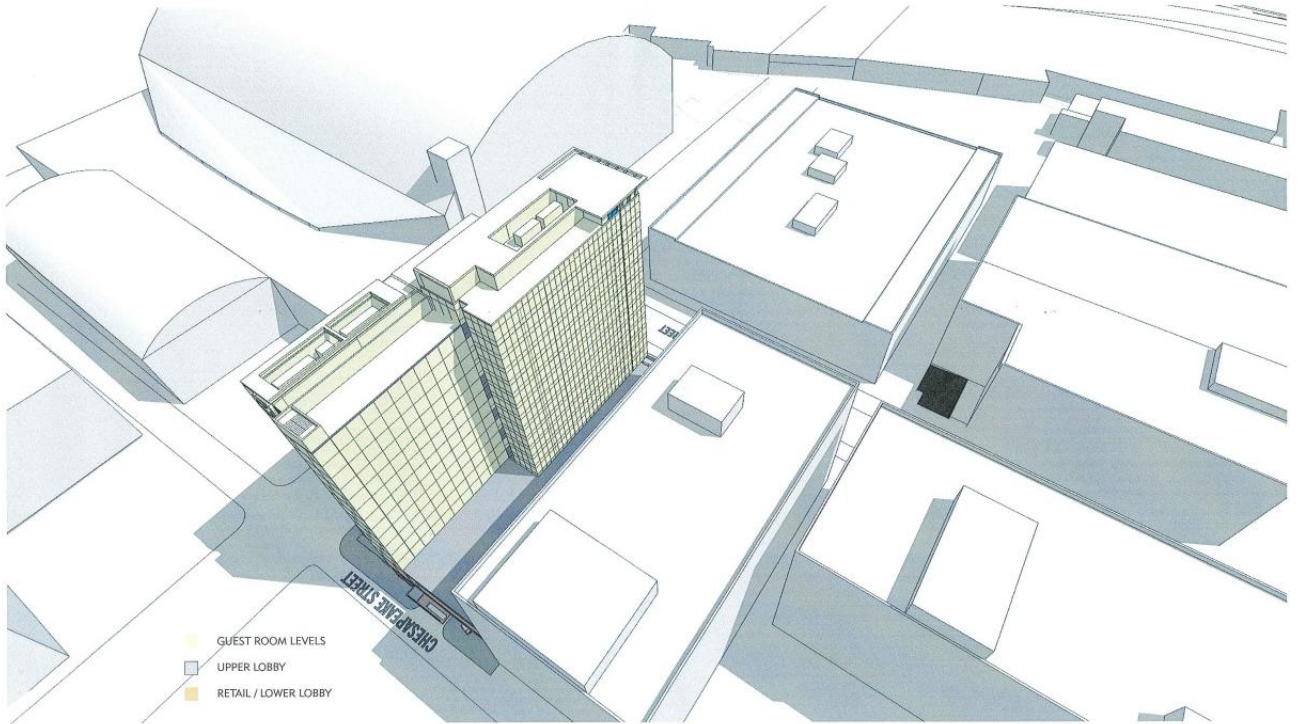
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OPTION C - VIEW SOUTH ON PENNSYLVANIA ST.

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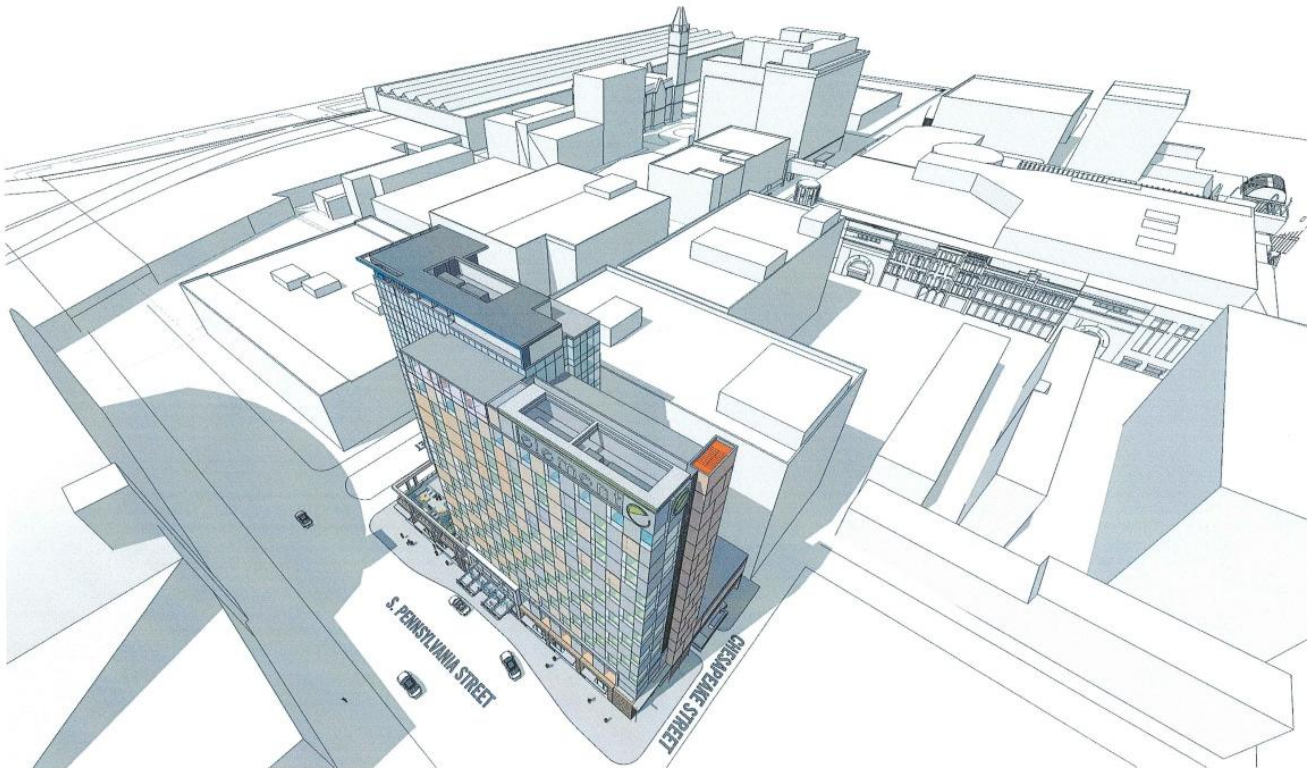
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OPTION C - CONTEXT DIAGRAM

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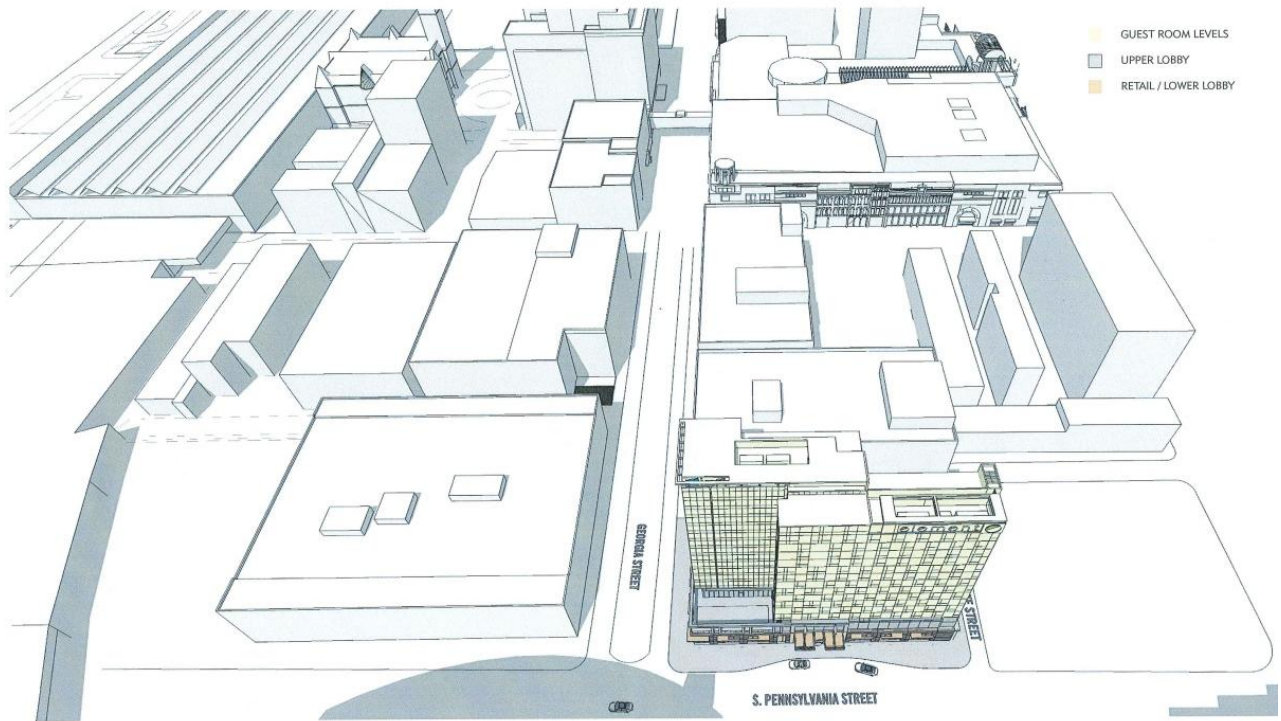
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OPTION C - CONTEXT

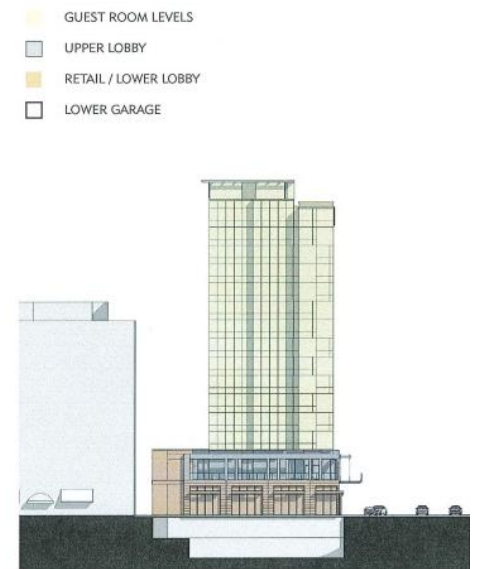
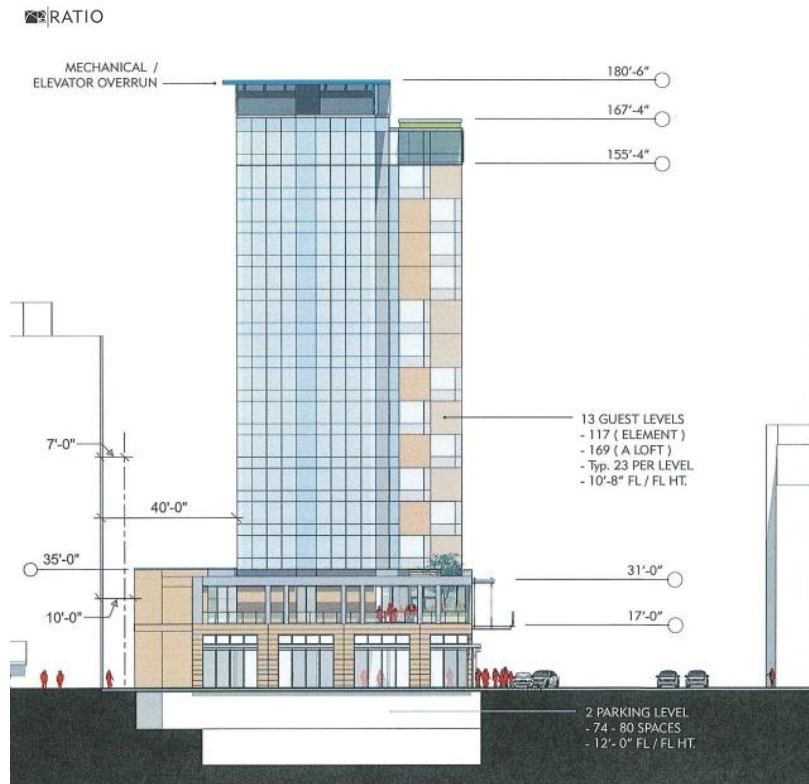
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OPTION C - CONTEXT DIAGRAM

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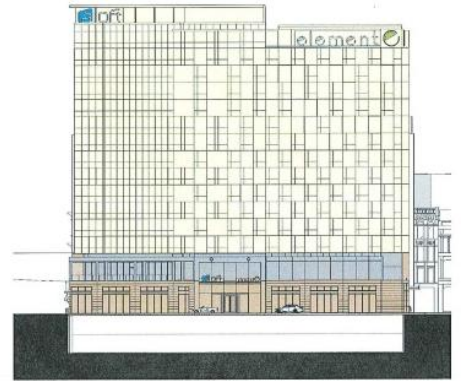


OPTION C - SOUTH ELEVATION

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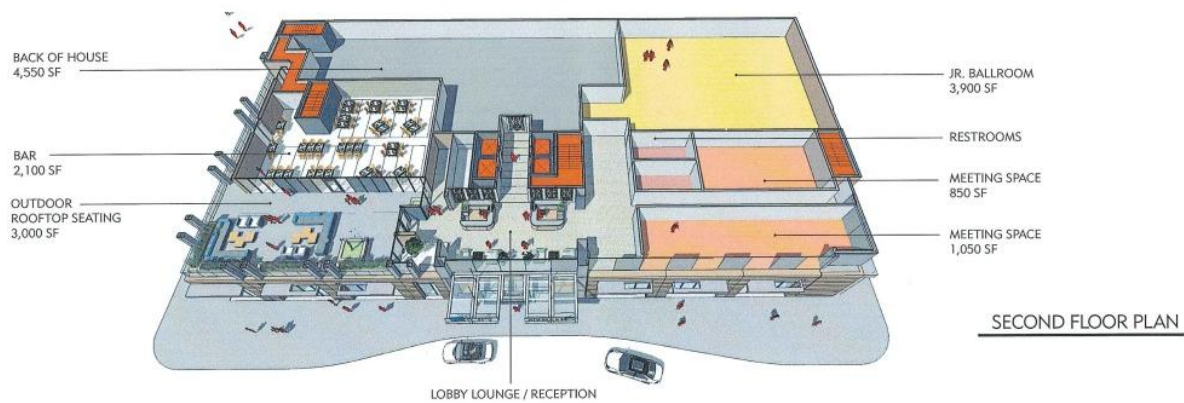
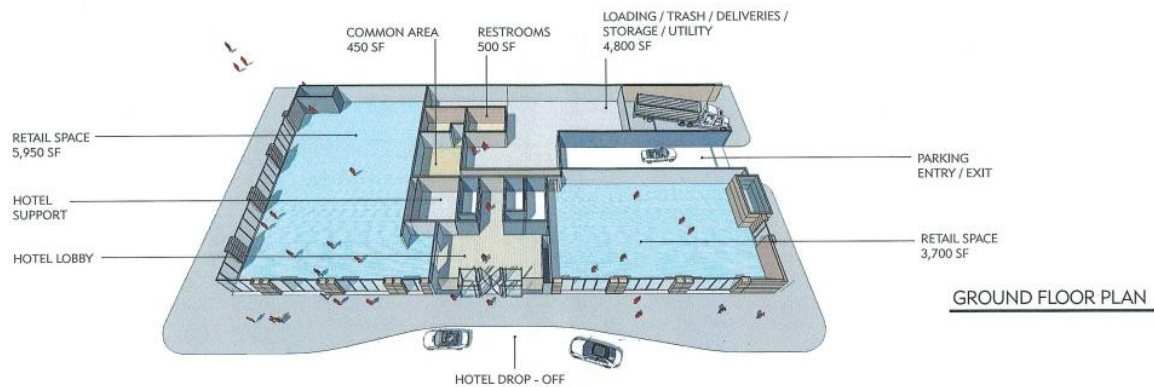


- GUEST ROOM LEVELS
- UPPER LOBBY
- RETAIL / LOWER LOBBY
- LOWER GARAGE



OPTION C - EAST ELEVATION

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OPTION C - TYP. FLOOR PLAN

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GUEST ROOM LEVELS

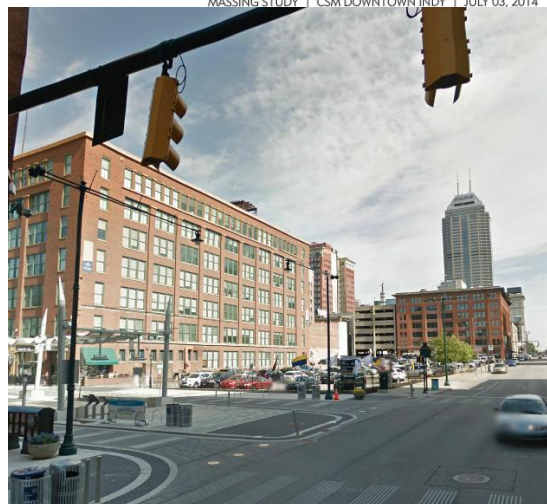
- UPPER LOBBY
- RETAIL / LOWER LOBBY



OPTION C - CONTEXT DIAGRAM

MASSING STUDY | CSM DOWNTOWN INDY | JULY 03, 2014

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OPTION C - CONTEXT DIAGRAM

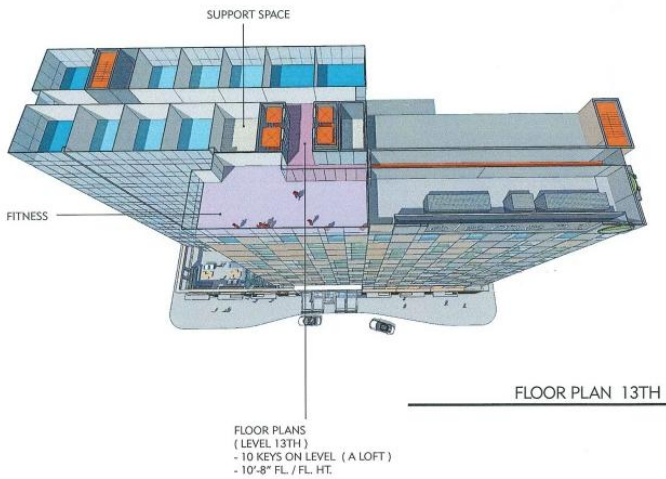
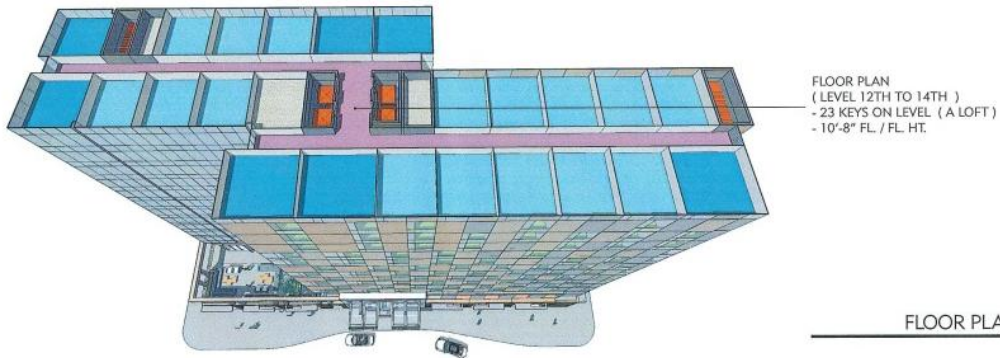
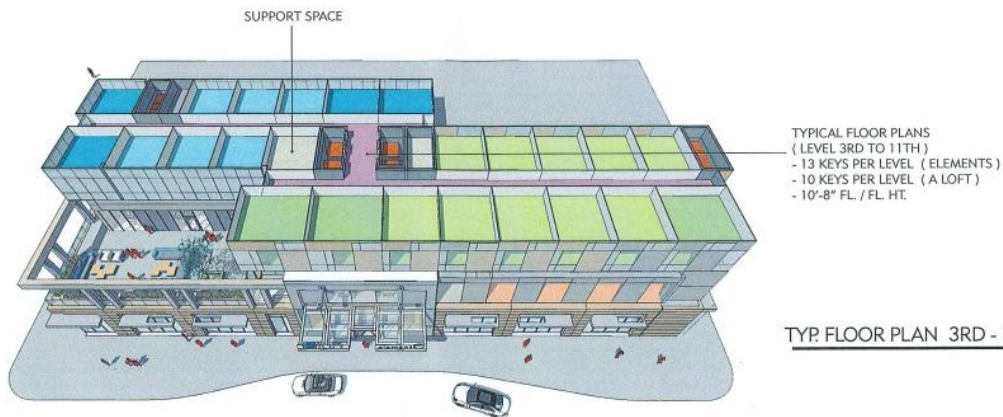
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OPTION C - HOTEL ENTRANCE

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OPTION C - TYP. FLOOR PLAN

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BUILDING SUMMARY					
LEVEL	GROSS SF	PROGRAM	ALOFT	ELEMENT	TOTAL KEYS
P1	21,800 SF	PARKING			
P2	21,800 SF	PARKING			
01	9,650 SF 6,000 SF 1,200 SF	RETAIL SUPPORT HOTEL			
02	19,200 SF	HOTEL & RECEPTION, SUPPORT			
03	9,400 SF	ROOMS	10	13	23
04	9,400 SF	ROOMS	10	13	23
05	9,400 SF	ROOMS	10	13	23
06	9,400 SF	ROOMS	10	13	23
07	9,400 SF	ROOMS	10	13	23
08	9,400 SF	ROOMS	10	13	23
09	9,400 SF	ROOMS	10	13	23
10	9,400 SF	ROOMS	10	13	23
11	9,400 SF	ROOMS	10	13	23
12	9,400 SF	ROOMS	23	-	23
13	9,400 SF	ROOMS	23	-	23
14	9,400 SF	ROOMS	23	-	23
15	6,600 SF	ROOMS + FIT	10	-	10
TOTAL	199,050 SF	ROOMS	169	117	286

OPTION C - TYP. FLOOR PLAN & SUMMARY

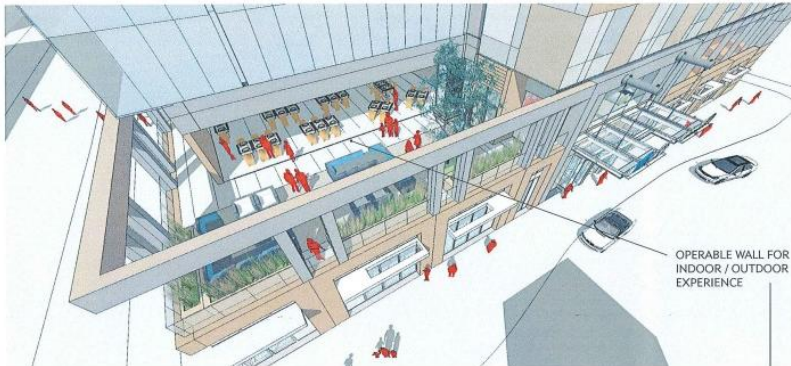
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OPTION C - INTERIOR VIEW - Hotel Lobby Lounge & Reception

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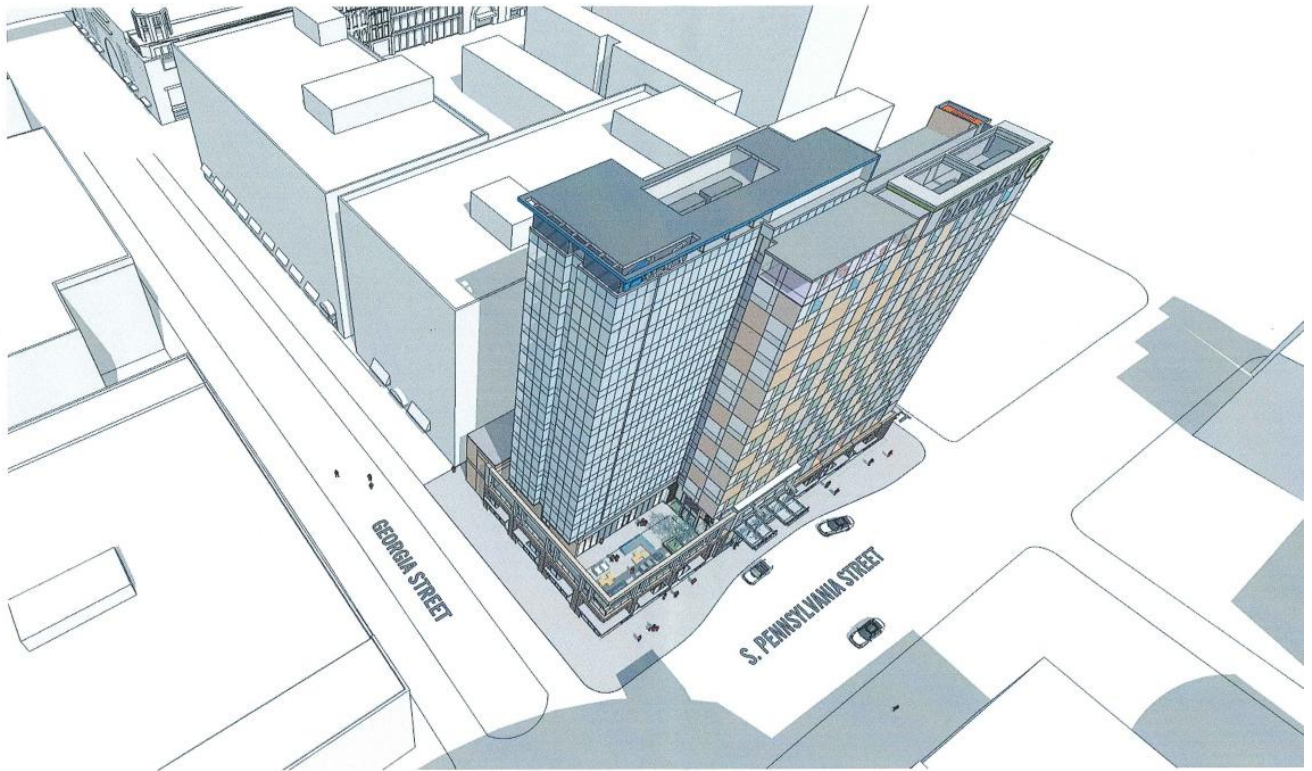
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OPTION C - PERSPECTIVE VIEWS - Outdoor Seating

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OPTION C - CONTEXT

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OPTION C - CONTEXT DIAGRAM

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Holliday & Wyon Building
134-140 South Pennsylvania Street
1889

The Holliday & Wyon Building housed one of the area's leading wholesale harness-making concerns. Holliday & Wyon was the first company in Indiana to do this type of manufacturing on an extensive scale, employing 70 people in the manufacturing processes. John D. Holliday and Albert F. Wyon began their harness-making business in 1879 at 77 South Meridian Street. In 1889 they had this building built for the manufacture of harness, collars, saddles, hardware, leather and shoe findings. In 1911 the building was occupied by the Standard Metal Company. In 1928, the building became the home for a manufacturing chemical company, Boncilla Laboratories, Inc. The Holliday and Wyon building, established in the heart of the city's wholesale district, demonstrates the multi-use character of many of the buildings found in the Indianapolis wholesale district. The large glazed commercial openings lent themselves to showroom and salesroom areas. The industrial glazed upper floors provided the necessary light for the manufacturing process.

The Holliday & Wyon Building is a four-story brick building with most of its architectural character intact. The front facade (east) is divided into three bays separated by piers. The piers are decorated at the first floor level with limestone bases and decorated bands at the storefront lintel level. The second floor has one large round-arched opening in each bay, the third and fourth floors have two, segmented arched windows per bay. A corbel table ornaments the frieze level below the cornice gutter where terra-cotta panels mark the tops of the piers. Segmented-arched windows dominate the south elevation with oculi found on the first floor level. The storefronts have been filled in with concrete blocks and a number of windows have been removed or covered over. Ornamented anchors are found on the piers, marking the floors.

